



72 Wynn Road, Penn, Wolverhampton, West Midlands, WV4 4AN

BERRIMAN
EATON

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The property is a three bedroom semi-detached family home with off road parking, single detached garage and a large private, well established rear garden, which backs onto a field. This will be sold with NO UPWARD CHAIN.
(Wombourne Office - EPC 'D')

LOCATION

Wynn Road is conveniently situated between Penn Road and Coalway Road with excellent access to facilities and amenities within Penn itself together with the conveniences afforded by the City Centre. The area is well served by schooling for both Primary and Secondary schools in both sectors. There are regular bus routes ideally situated on Penn Road giving access to Wolverhampton, Dudley, Stourbridge and Merry Hill centre.

DESCRIPTION

The property is a three bedroom semi-detached family home with off road parking, single detached garage and a large private, well established rear garden, which backs onto a field. The internal accommodation briefly comprises lounge, dining room, breakfast room and fitted kitchen, downstairs cloakroom/wc. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

An enclosed PORCH with uPVC door with matching curved side windows, tiled floor. The ENTRANCE HALL is accessed via a wooden door with leaded stained glass, radiator, staircase rising to first floor landing, understairs storage and downstairs cloakroom with low level W.C. wash hand basin, extractor fan, part tiled walls and floor tiling and double glazed opaque window to side elevation. The LOUNGE has a gas fire, curved radiator and double glazed bay window with stained glass window to front elevation. The DINING ROOM has double glazed door onto the rear garden with matching double glazed windows either side, gas fire and radiator. The BREAKFAST ROOM has plumbing for washing machine, space for a fridge freezer, double glazed window to the side elevation, fitted dresser with storage cupboards and glass fronted cabinets, radiator and archway through to KITCHEN AREA which has a vaulted ceiling and fitted with a range of wall and base units with complimentary work surfaces and inset single drainer sink unit, inset double oven with 4 ring ceramic hob and pull out extractor. Radiator and double glazed window to rear elevation and double glazed door with opaque top.

The staircase rising to first floor LANDING having a single glazed opaque leaded stained glass window to side elevation and loft access. The BATHROOM is fitted with a white suite comprising 'P'-shaped bath with multi-head shower over and curved side screen, vanity wash hand basin and low level W.C. Tiling to the walls, chrome heated ladder towel rail and double glazed opaque window to the front elevation. BEDROOM 1 has curved double glazed leaded bay window to the front elevation and radiator. BEDROOM 2 has double glazed window to rear elevation with stained glass to the top, radiator and fitted wardrobe with shelving above. BEDROOM 3 has double glazed window with stained glass leaded top openers to rear elevation, radiator and a storage cupboard with fitted shelving and housing wall mounted central heating boiler.

OUTSIDE

There is a tarmac driveway providing off road parking for several vehicles leading to a garage. Small foregarden having hedge and low dwarf wall border and well stocked planted border. There is freestanding detached GARAGE with wooden double doors and a further single door leading to rear garden. The private rear garden is a particular feature of the property due to its size. There is a further hardstanding for a shed, well stocked planted borders.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND C - Wolverhampton CC.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

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tettenhall@berrimaneaton.co.uk

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01562 546969

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Offers In The Region Of
£265,000

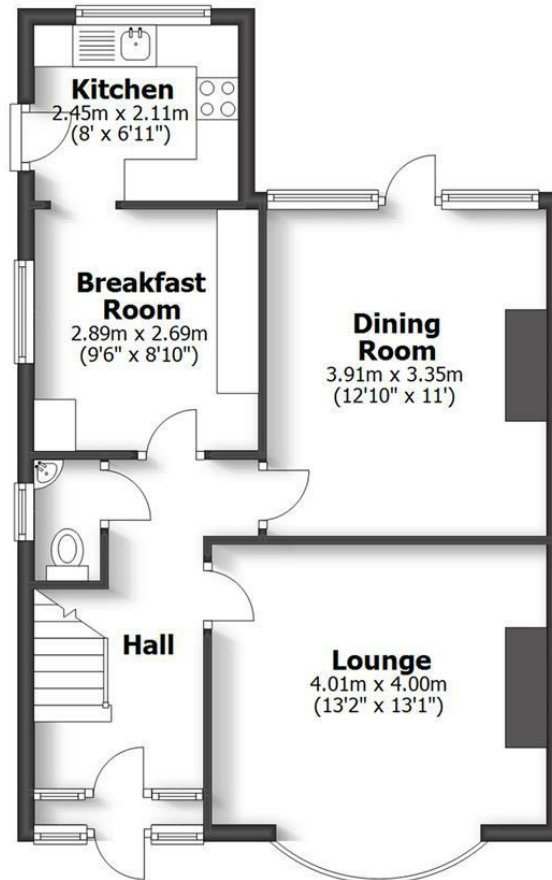
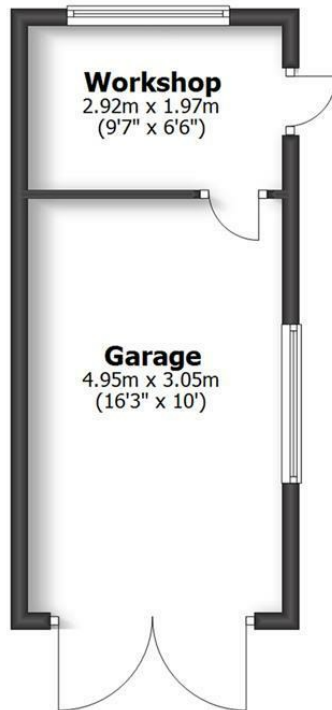
EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

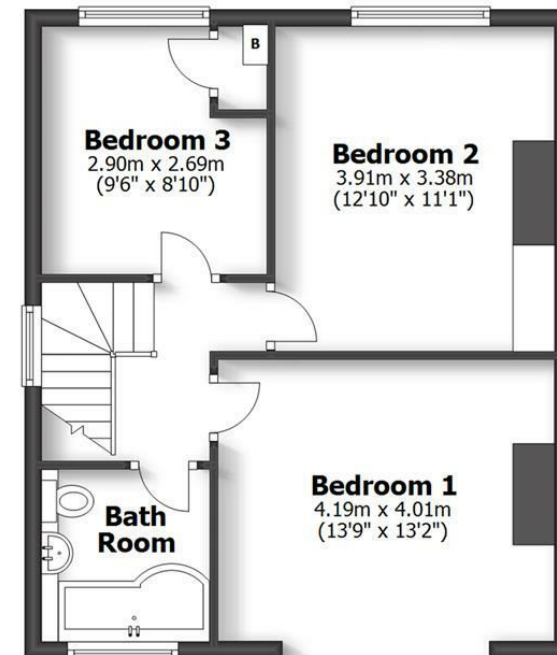


**72 WYNN ROAD
PENN**

HOUSE: 96.7sq.m. 1041sq.ft.
 GARAGE: 21.2sq.m. 228sq.ft.
TOTAL: 117.9sq.m. 1269sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

